



Apartment 4, Ford House
Bideford | EX39 5XX

JAMES FLETCHER
POWERED BY **exp** UK

Apartment 4, Ford House

Set within this iconic Grade II listed Bideford building, surrounded by woodland and within an exclusive residential location, 4 Ford House is a spacious apartment close to Bideford Quay and the heart of the town. Beautifully presented throughout, and with large windows flooding the apartment with natural light, the property enjoys well-planned and easy to run accommodation along with dedicated off-road parking and tranquil communal grounds. High ceilings and sash windows, coupled with underfloor heating, create timeless elegance that offers the perfect balance of character and modern convenience. A real gem, the apartment is perfect for anyone seeking their first home, a sound buy to let investment or an inviting holiday retreat in North Devon.

Rowe Close is one of the most exclusive residential locations in Bideford, offering the best of peace and tranquility with woodland walks on the doorstep, coupled with convenient access to Bideford Quay, the A39 and the nearby coast. Located within easy walking distance of Bideford Quay, this impressive home offers wonderful convenience, perfect for visiting local cafes and nearby shops, or hopping onto the Tarka Trail for riverside walks or a tour of North Devon on two wheels. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



FIRST IMPRESSIONS

Dating back c.1850, Ford House is a landmark Bideford building, surrounded by tranquil woodland on the edge of town. Affectionately known locally as 'The Old Zoo House', as it stands within the grounds of the old Bideford Zoo (1966-1970), the building has since been thoughtfully converted (c.2006) into 6 contemporary apartments, and now offers a wonderful balance of space, comfort and convenience within this much sought after position.

STEP INSIDE

A communal entrance hall provides stairs up to the first floor, leading to the private front door. Stepping inside, the inviting hallway immediately sets the tone, seamlessly connecting the accommodation, and also providing a useful cloaks cupboard. The accommodation then opens to the incredible lounge/diner - a generous reception room that enjoys a dual aspect with large sash windows flooding the home with natural light, and offering a peaceful woodland outlook. This wonderful reception room offers plenty of space for a dedicated seating area, an attractive 'living-flame' gas fire, and separate dining area - perfect for entertaining, or winding down to enjoy the latest Netflix binge. Beyond the lounge/diner, the spacious kitchen/breakfast room is well-fitted with a range of work surfaces comprising a stainless steel 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances including an oven and hob with extractor over and a fridge/freezer, along with space and plumbing for a washing machine, and informal dining space.

At the rear of the home are two double bedrooms, the largest also features an ensuite - fitted with a shower, low-level W.C and wash basin - whilst the second bedroom is perfect for guests, or could also be utilised as a dressing room or home office, also enjoying an outlook down the driveway. The main bathroom has been stylishly-fitted and enjoys a bath with shower over, low-level W.C, wash basin with vanity unit below and a heated towel rail.

With high ceilings and large sash windows, coupled with underfloor heating throughout, the apartment perfectly balances style with convenience.

OUTSIDE & PARKING

Approached by a driveway at the front and rear of the building, the property enjoys dedicated off-road parking. In addition, residents can enjoy the communal lawned gardens at the front of the building.



LEASE DETAILS

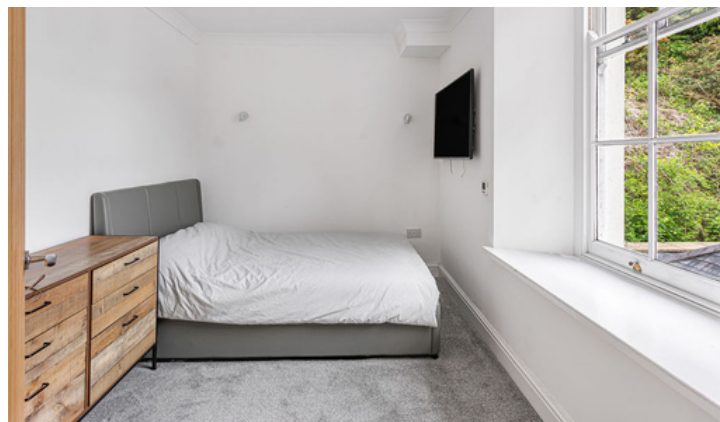
The property is sold with the remaining balance of a 999 year lease which commenced 1st January 2010. Service charge: £1020.00pa - includes maintenance of the communal parts and buildings insurance. Peppercorn rent (nil). For additional enquiries, please speak to the agent.

VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.





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- **Services:** Mains Gas, Electricity, Water & Drainage. Underfloor heating.
- Ultrafast Broadband is available (Ofcom)
- **Tenure:** Leasehold (Balance of 999yrs)
- **EPC:** C
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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